



Drawing List

A001	General Notes & Symbols
A004	Survey Plan
A100	Context Plan
A101	Context Streetscapes
A102	Site Plan
A200	PARKING LEVEL PLAN
A201	Level 1 Plan
A202	Level 2 Plan
A203	Level 3 Plan
A204	Roof Plan
A300	Site Sections
A301	Site Section
A302	Sections
A303	Sections
A401	Elevations
A402	Elevations
A403	Elevations

1712 Fairfield Road
Multi-Family Development

1707 Issued for Rezone Revisions 18/05/2018

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Revisions

Received Date:
May 25/2018

SHAPE
Architecture Inc

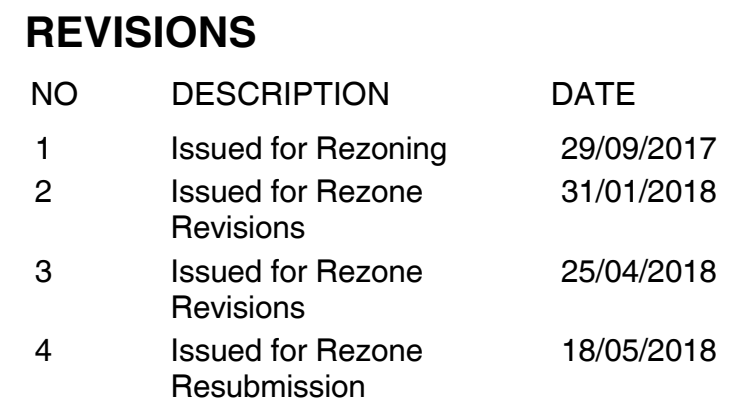
A	Adj.	Adjustable
	A.F.F.	Above Finished Floor
	Alum.	Aluminum
B	Anod.	Anodized
	Arch.	Architectural
	B/B	Back to Back
	Bd.	Board
	BG	Building Grade
C	Bldg.	Building
	Blkg.	Blocking
	Bot. or Btm.	Bottom
	B/S	Both Sides
	C.B	Catch Basin
	Chk'd Pl.	Checked Plate
	C.G.	Corner Guard
	C.J.	Control Joint
	C.O.	Concrete Opening
	Col.	Column
D	Conc.	Concrete
	Cont.	Continuous
	C/W	Complete With
	D.F.	Drinking Fountain
	Dim.	Dimension
	Dn.	Down
	Dwg.	Drawing
E	E.G.	Existing Grade
	E.J.	Expansion Joint
F	or Exp. Jt.	Electrical
	Elec.	Elevation
	El. or Elev.	Equal
	Eq.	Equipment
	Equip.	Each Side
	E/S	Existing
	Exist.	Expansion
	Exp. Jt.	Floor Drain
G	F.D.C	Fire Department Cabinet
	F.E.C	Fire Extinguisher
	Cabinet	Finished Grade
	F.G.	Finish
	Fin.	Floor
H	Flr.	Flange
	F.R.	Flange Restraint
	G.I.	Galvanized Iron
	Gl.	Glazing
I	Gyp. Bd.	Gypsum Board
	G.W.B.	Gypsum Wall Board
	H.B.	Hose Bibb
J	Horiz.	Horizontal
	H.S.S.	Hollow Steel
	Section	Inside Diameter
K	I.G.	Interpolated Grade
	Insul.	Insulation
L	Lg.	Long
	Loc.	Location
M	Max.	Maximum
	Mech.	Mechanical
N	Min.	Minimum
	M.O.	Masonry Opening
	N/A	Not Applicable
	N.I.C	Not in Contract
	No.	Number
O	N.T.S	Not to Scale
	O.C	On Centre
	O.D	Overflow Drain
	O.H	Over Head
P	Opp.	Opposite
	Op'n'g	Opening
	O.W.S.J	Open Web Steel Joist
	P.Lam.	Plastic Laminate
Q	Pl.	Plate
	Ply.	Plywood
	Pt.	Paint
	P.T.	Pressure Treated
R	Q.T.	Quarry Tile
	R.B.	Rubber Base
S	R.C.B.	Robber Cove Base
	R.D.	Roof Drain
	R.O.	Rough Opening
	Req'd	Required
	Rev.	Reverse
	Rm.	Room
T	R.W.L.	Rain Water Leader
	Sect.	Section
	Sim.	Similar
	Spec.	Specification
	Sq.	Square
	S.S.	Stainless Steel
	St. or St.I	Steel
Std.	Standard	
U	Struct.	Structural
	T.O.	Top of
V	Typ.	Typical
	U/N	Unless Noted
W	U/S	Underside
	V.C.T	Vinyl Composition Tile
X	Vert.	Vertical
	W/	With
Y	W/O	Without
	W.W.M	Welded Wire Mesh

	BRICK
	CONCRETE
	CONCRETE BLOCK
	GYPSUM BOARD
	PLYWOOD
	SOLID WOOD
	RIGID & SEMI RIGID INSULATION
	BATT / ACCOUSTIC INSULATION
	SPRAY FOAM INSULATION
	GRAVEL
	ASPHALT
	STRUCTURAL STEEL
	EARTH / BACKFILL
	ROOF MEMBRANE / AIR / VAPOUR RETARDER / DAMPROOFING

1. All labour, materials and products to comply with requirements of the British Columbia Building Bylaw 2012 edition (BCBC 2012), and all other applicable codes, standards and bylaws.
2. For topographical information refer to Site Survey A004
3. Architectural drawings to be read in conjunction with all other consultants' documents.
4. For proposed window locations and dimensions, refer to Floor Plan and Elevation drawings.

LEGAL DESCRIPTION	PLAN 290 VICTORIA LOT 4 INCL PCL A SECTION FFLD PLAN 290 EXC PT IN STREET, LOT 6 PLAN 1834 SECTION 68 VICTORIA	
CIVIC ADDRESS	1712 + 1720 Fairfield Road	
ZONING (Current)	R1-G	
ZONING (Proposed)	CD-TBD	
SITE AREA	2451m ²	
ABOVE GRADE FLOOR AREA	2,211m ²	
BELOW GRADE FLOOR AREA	218m ²	
TOTAL FLOOR AREA	2,429m ²	
COMM. FLOOR AREA	0.0	
AVERAGE GRADE	12.70m	
	PERMITTED	PROPOSED
FLOOR SPACE RATIO	05. - 1.0	0.91
SITE COVERAGE	30%	37%
OPEN SITE SPACE	50%	50%
BUILDING HEIGHT	7.6m	10.7m
NUMBER OF STOREYS	2	2.5
VEHICLE PARKING	22	22
BICYCLE PARKING	17	41
BUILDING SETBACKS		
FRONT YARD	7.5m	3.0m
REAR YARD	9.1m or 30% of Site Depth	6.1m
SIDE YARD (WEST)	1.5m	3.0m
SIDE YARD (EAST)	3.9m	6.7m
COMBINED SIDE YARD	min. 5.4m	10.4m
RESIDENTIAL USE DETAILS		
Total Number of Units		17
Unit Type		2-3 Bedroom
Ground Oriented Units		17
Minimum Unit Floor Area		122.7m ²
Total Residential Floor Area		2,429m ²

Grade Points	Avg of Points	Distance Between Grade Points	Totals	Perimeter
Block 1				
A + B	$13.485 + 13.085 / 2 =$	13.285	22.580	299.975
B + C	$13.085 + 13.485 / 2 =$	13.285	13.260	176.159
C + D	$13.485 + 13.485 / 2 =$	13.485	22.580	304.491
D + A	$13.485 + 13.485 / 2 =$	13.485	13.260	178.811
Block 2				
A + B	$13.425 + 13.485 / 2 =$	13.455	10.870	146.256
B + C	$13.485 + 12.545 / 2 =$	13.015	22.360	291.015
C + D	$12.545 + 11.809 / 2 =$	12.177	13.000	168.301
D + A	$11.809 + 13.425 / 2 =$	12.617	29.505	372.265
Block 3				
A + B	$11.809 + 13.485 / 2 =$	12.647	31.355	396.547
B + C	$13.485 + 12.579 / 2 =$	13.032	10.870	141.658
C + D	$12.579 + 10.807 / 2 =$	11.693	39.500	453.124
D + A	$10.807 + 11.809 / 2 =$	11.308	13.000	147.094
Total			3062.604	241.135
Average Grade			12.70078668	



Issued for Rezone Revisions

DATE	18/05/2018
DRAWN BY	MH
CHECKED BY	AS
SCALE	As indicated

JOB NUMBER 1707

A001

SITE PLAN
PURDEY GROUP

Parcel A (0053931 1) of Lot 4, and
Rem. Lot 4, Plan 290, and Lot 6,
Plan 1834, All of Section 68,
Victoria District.

ADDRESS : 1712 & 1720 Fairfield Road

PROJECT SURVEYOR : RPH

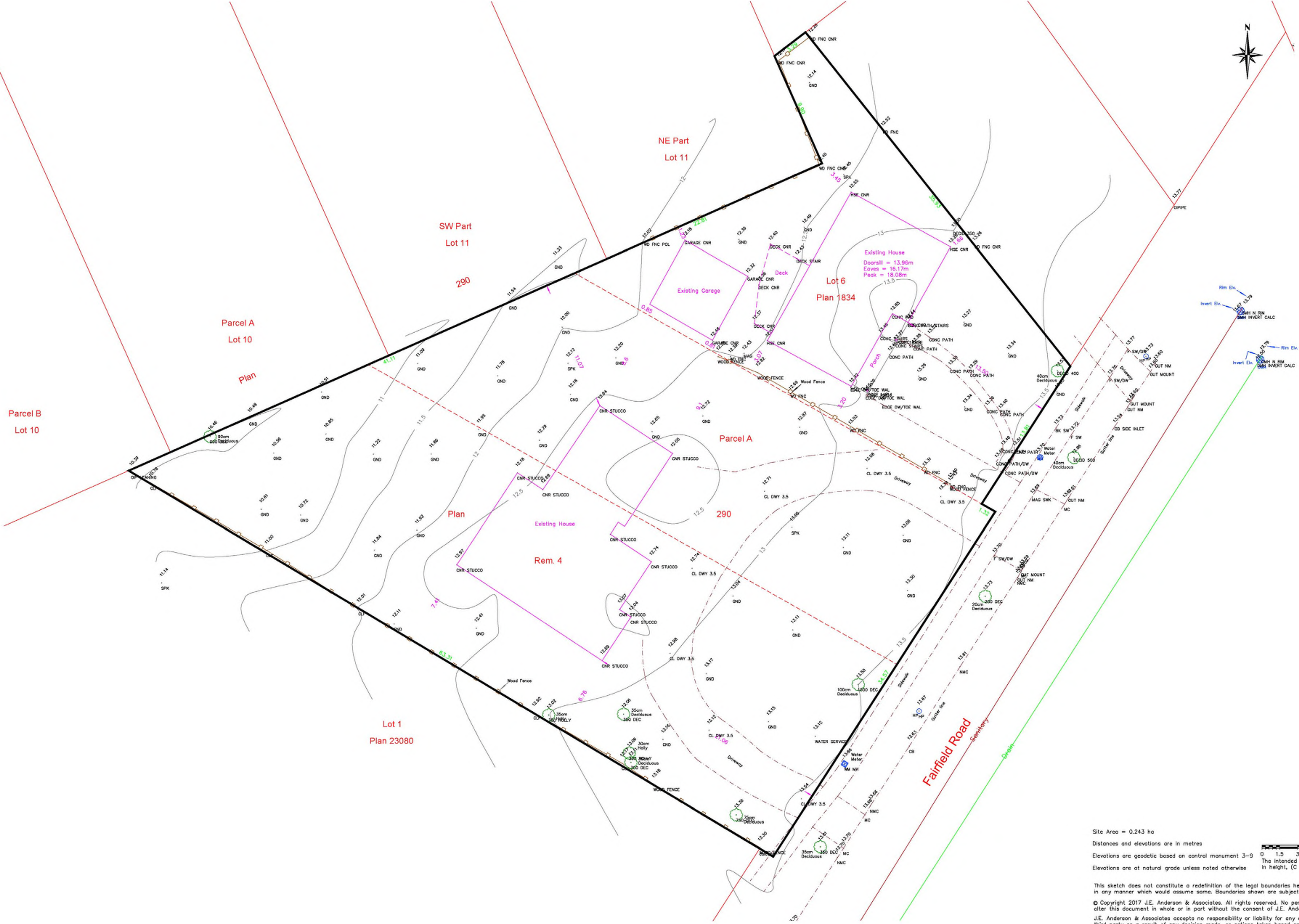
DRAWN BY : RPH DATE : Sept 28/17

OUR FILE : 30503 REVISION : 1st

JEA **J.E. ANDERSON
& ASSOCIATES**
SURVEYORS - ENGINEERS

4212 GLANFORD AVE, VICTORIA, B.C. V8Z 4B7
TEL: 250-727-2214 FAX: 250-727-3395
E-MAIL: info@janderson.com
VICTORIA-NANAIMO-PARKSVILLE-CAMPBELL RIVER

V:_Projects\30218\08\02\Microsurvey\30218.dwg



- Legend**
- SMH Sanitary man hole
 - DMH Drain man hole
 - EP Edge pavement
 - NMC Non-mountable curb
 - MC Mountable curb
 - SW Sidewalk
 - CB Catch basin
 - HP Hydro Pole
 - DW Driveway
 - GND Ground elevation
 - DEC Deciduous Tree
 - CLF Centerline fence
 - GUT Gutter line
 - CONC Concrete

Site Area = 0.243 ha
Distances and elevations are in metres
Elevations are geodetic based on a control monument 3-9
Elevations are at natural grade unless noted otherwise

This sketch does not constitute a redefinition of the legal boundaries hereon described and is not to be used
in any manner which would assume some. Boundaries shown are subject to verification by a legal survey

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J.E. Anderson & Associates accepts no responsibility or liability for any damages that may be suffered by a
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Subject to charges, legal notations, and interests shown on: Title No. DM30089 (P.I.D. 005-024-994)

REVISIONS		
NO	DESCRIPTION	DATE
1	Issued for Rezoning	29/09/2017
2	Issued for Rezone Revisions	31/01/2018
3	Issued for Rezone Revisions	25/04/2018
4	Issued for Rezone Resubmission	18/05/2018

1712 Fairfield Road Multi-Family Development

Issued for Rezone Revisions

Survey Plan	
DATE	18/05/2018
DRAWN BY	Author
CHECKED BY	Checker
SCALE	
JOB NUMBER	1707

PLOT INFO.
PLOT STAMP LOCATION

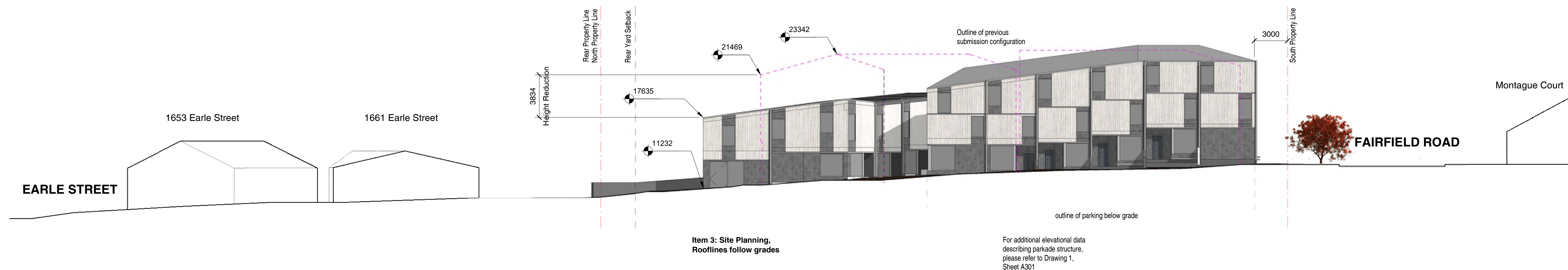
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1712 Fairfield Road Multi-Family Development

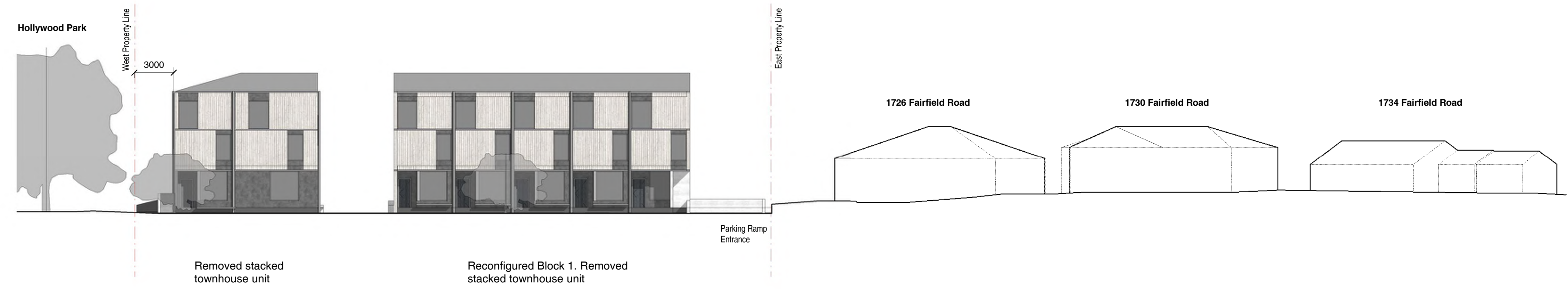
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Context Plan	
DATE	18/05/2018
DRAWN BY	MH
CHECKED BY	AS
SCALE	1 : 200
JOB NUMBER	1707

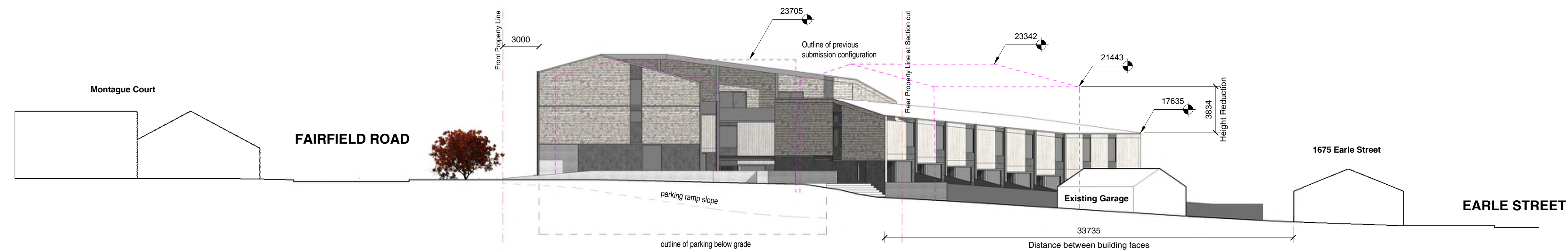




1 Context Elevation West
1 : 200



2 Context Elevation South
1 : 200



3 Site Section to Earle Street
1 : 200

REVISIONS		
NO	DESCRIPTION	DATE
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1712 Fairfield Road Multi-Family Development

Issued for Rezone Revisions

Context Streetscapes	
DATE	18/05/2018
DRAWN BY	MH
CHECKED BY	AS
SCALE	1 : 200
JOB NUMBER	1707

PROJECT DATA

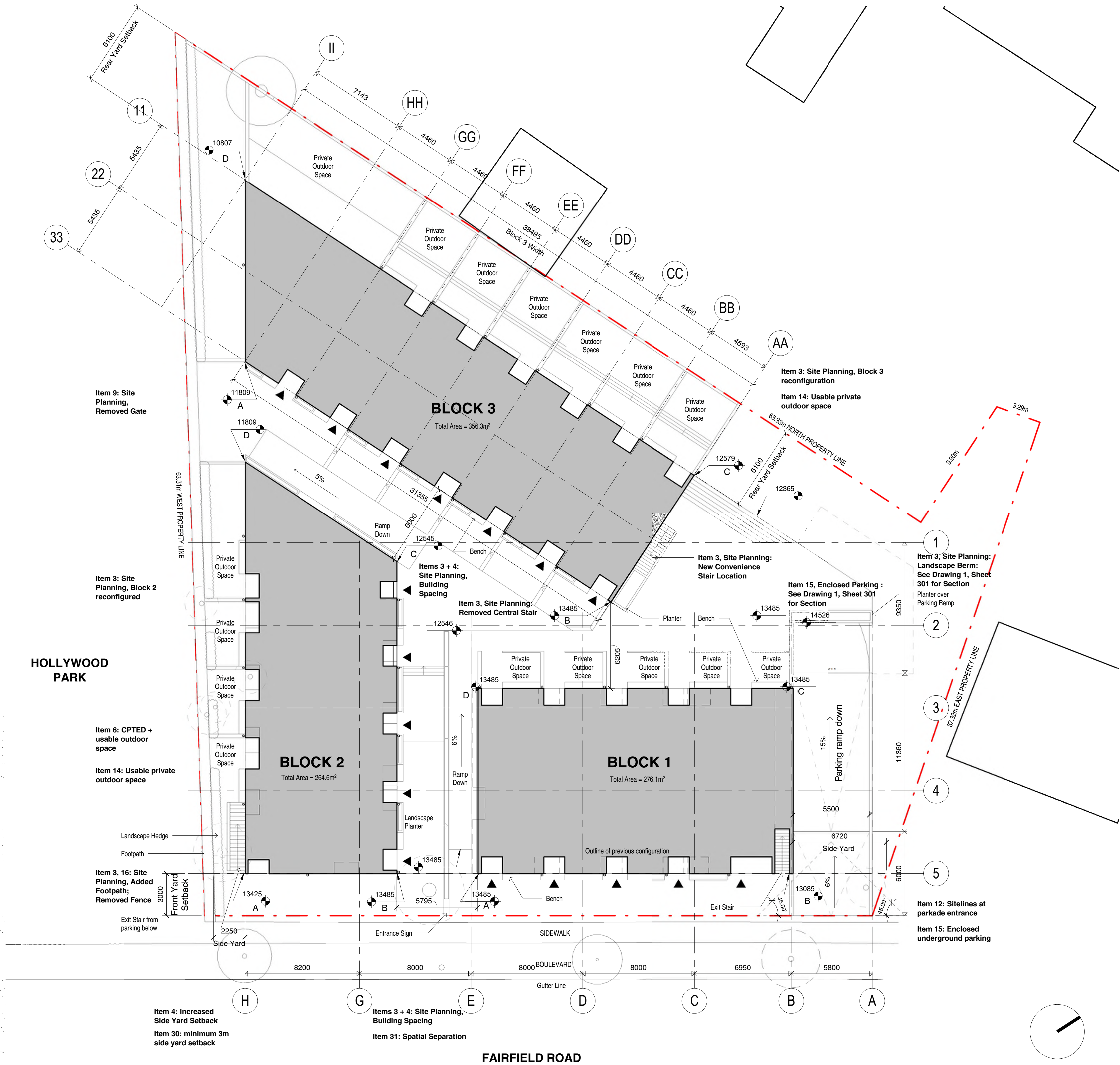
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BELOW GRADE FLOOR AREA	218m ²
TOTAL FLOOR AREA	2,429m ²
COMM. FLOOR AREA	0.0
AVERAGE GRADE	12.70m

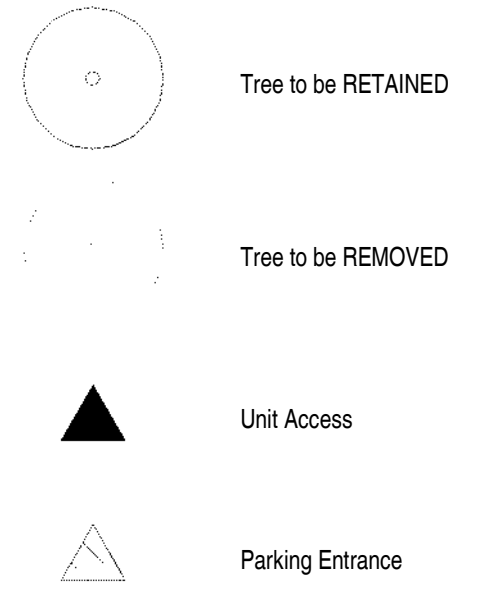
	PERMITTED	PROPOSED
FLOOR SPACE RATIO	05. - 1.0	0.91
SITE COVERAGE	30%	37%
OPEN SITE SPACE	50%	50%
BUILDING HEIGHT	7.6m	10.7m
NUMBER OF STOREYS	2	2.5
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Unit Type	2-3 Bedroom	
Ground Oriented Units	17	
Minimum Unit Floor Area	122.7m ²	
Total Residential Floor Area	2,429m ²	

AVERAGE GRADE CALCULATION

Grade Points	Avg of Points	Distance Between Grade Points	Totals	Perimeter
Block 1				
A + B	13.465 + 13.085 / 2 =	13.285	22.580	299.975
B + C	13.085 + 13.485 / 2 =	13.285	13.260	176.159
C + D	13.485 + 13.485 / 2 =	13.485	22.580	304.491
D + A	13.485 + 13.485 / 2 =	13.485	13.260	178.811
Block 2				
A + B	13.425 + 13.485 / 2 =	13.455	10.870	146.256
B + C	13.485 + 12.545 / 2 =	13.015	22.360	291.015
C + D	12.545 + 11.809 / 2 =	12.177	13.000	158.301
D + A	11.809 + 13.425 / 2 =	12.617	29.505	372.265
Block 3				
A + B	11.809 + 13.485 / 2 =	12.647	31.355	396.547
B + C	13.485 + 12.579 / 2 =	13.032	10.870	141.958
C + D	12.579 + 10.807 / 2 =	11.693	38.495	450.122
D + A	10.807 + 11.809 / 2 =	11.308	13.000	147.004
Total			3062.604	241.135
Average Grade			12.70076668	



Site Plan Legend



NO	DESCRIPTION	DATE
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3	Issued for Rezone Revisions	25/04/2018

1712 Fairfield Road
Multi-Family
Development
Issued for Rezone Revisions

Site Plan

DATE	18/05/2018
DRAWN BY	MH
CHECKED BY	AS
SCALE	As indicated

JOB NUMBER 1707

PLOT INFO.
PLOT STAMP LOCATION

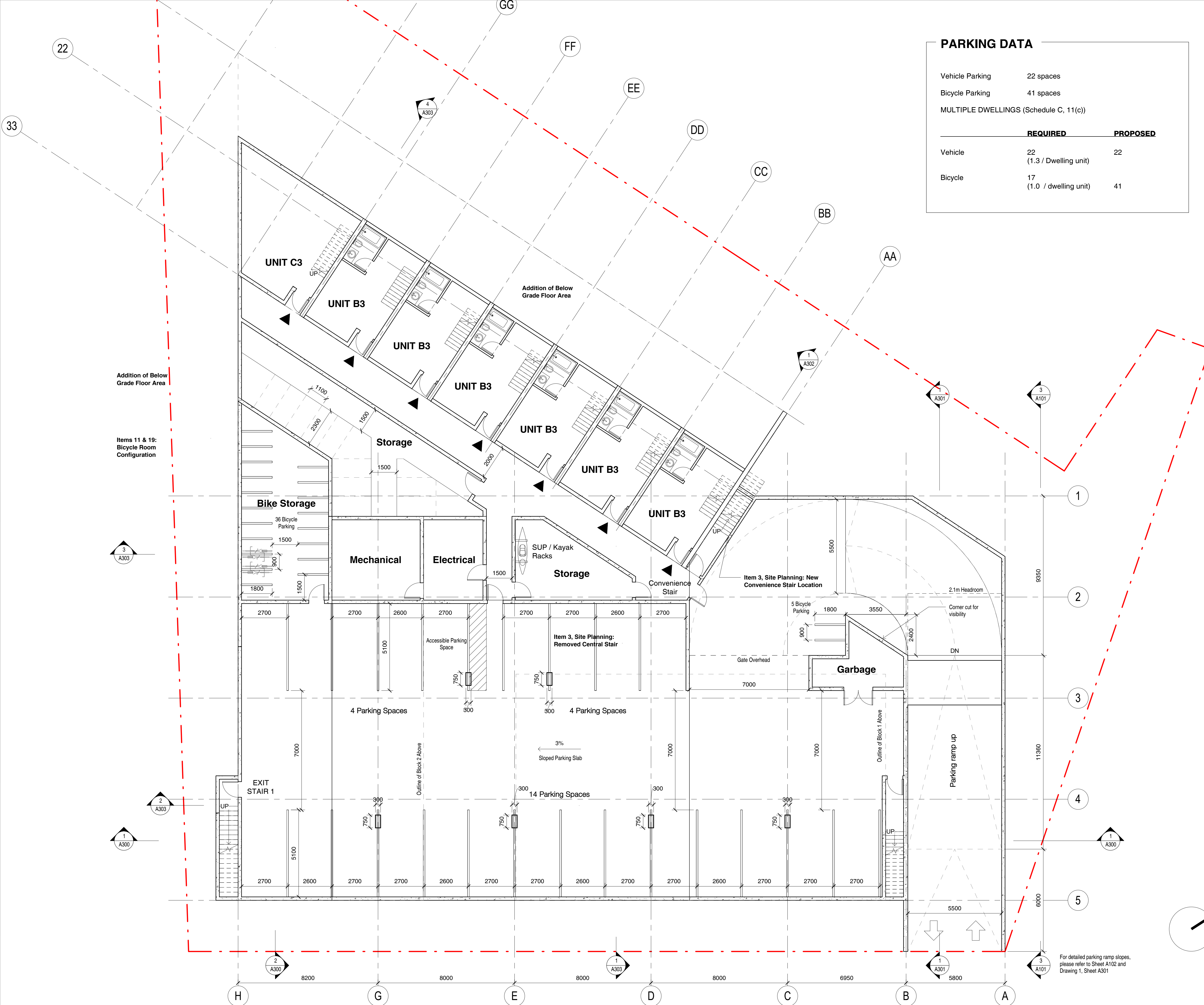
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4	Issued for Rezone Resubmission	18/05/2018

Issued for Rezone Revisions

DATE	18/05/2018
DRAWN BY	MH
CHECKED BY	AS
SCALE	As indicated

JOB NUMBER 1707

A200



PLOT INFO.
PLOT STAMP LOCATION

Item 15, Enclosed Parking :
See Drawing 1, Sheet 301
for Section

Issued for Rezone Revisions

JOB NUMBER 1707

A201



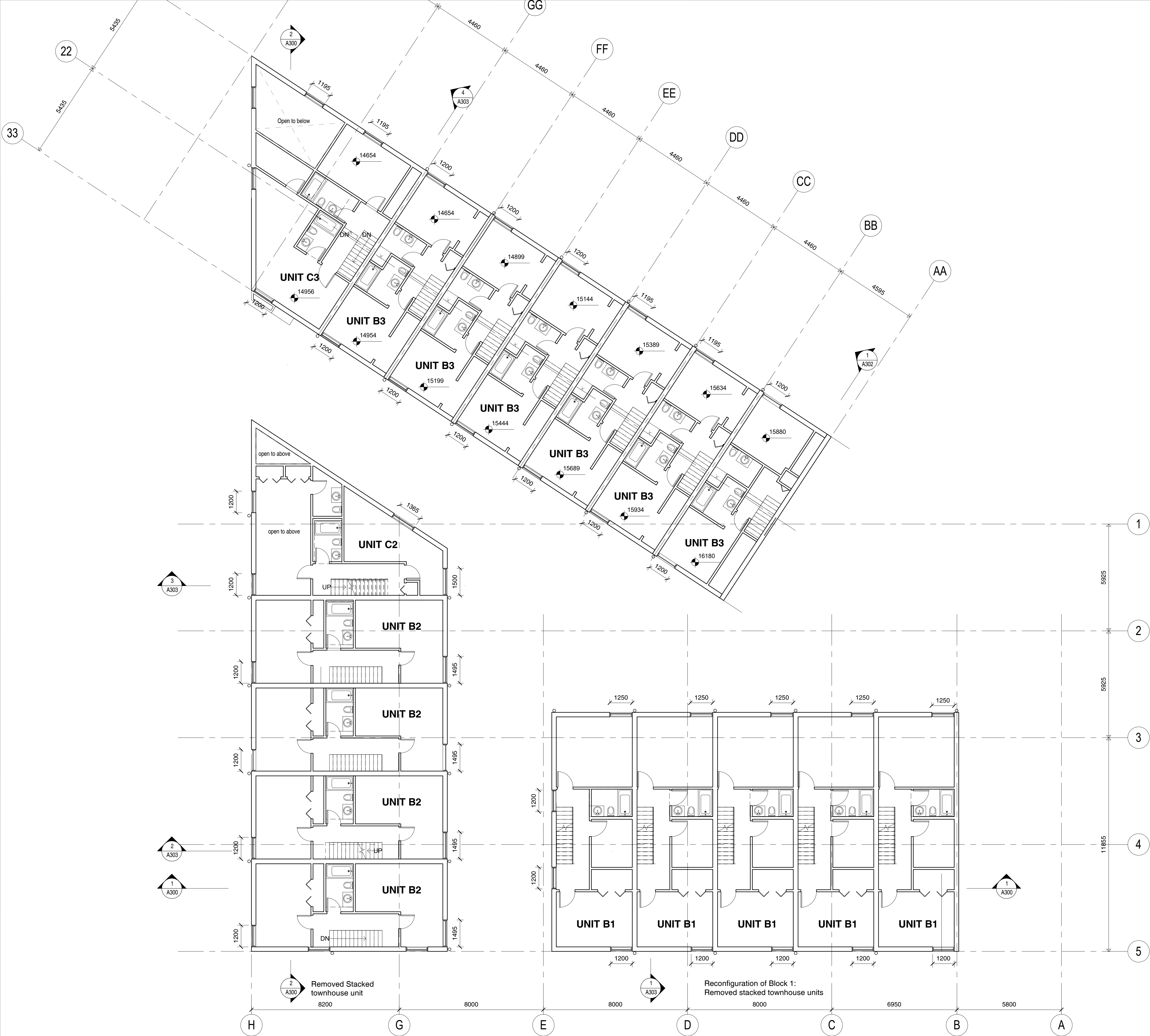
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1712 Fairfield Road Multi-Family Development

Issued for Rezone Revisions

Level 2 Plan	
DATE	18/05/2018
DRAWN BY	MH
CHECKED BY	AS
SCALE	1 : 100
JOB NUMBER	1707

A202



A203

REVISIONS

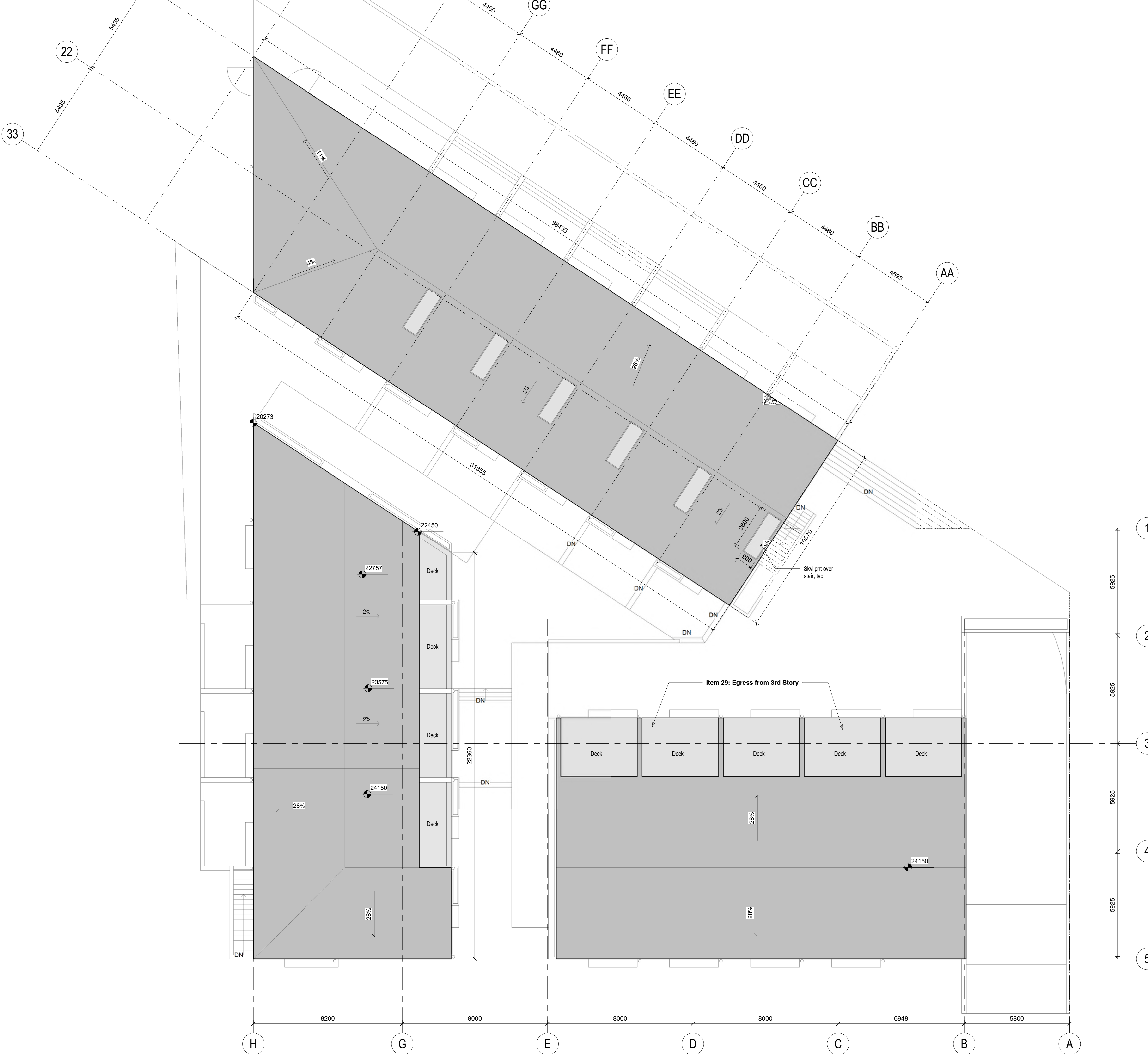
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3	Issued for Rezone Revisions	25/04/2018
4	Issued for Rezone Resubmission	18/05/2018

Issued for Rezone Revisions

DATE	18/05/2018
DRAWN BY	MH
CHECKED BY	AS
SCALE	1 : 100

JOB NUMBER 1707

A204



LEGEND	
Existing Grade	-----

REVISIONS		
NO	DESCRIPTION	DATE
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3	Issued for Rezone Revisions	25/04/2018
4	Issued for Rezone Resubmission	18/05/2018

1712 Fairfield Road Multi-Family Development

Issued for Rezone Revisions

Site Sections

DATE	18/05/2018
DRAWN BY	MH
CHECKED BY	AS
SCALE	1 : 100
JOB NUMBER	1707

A300

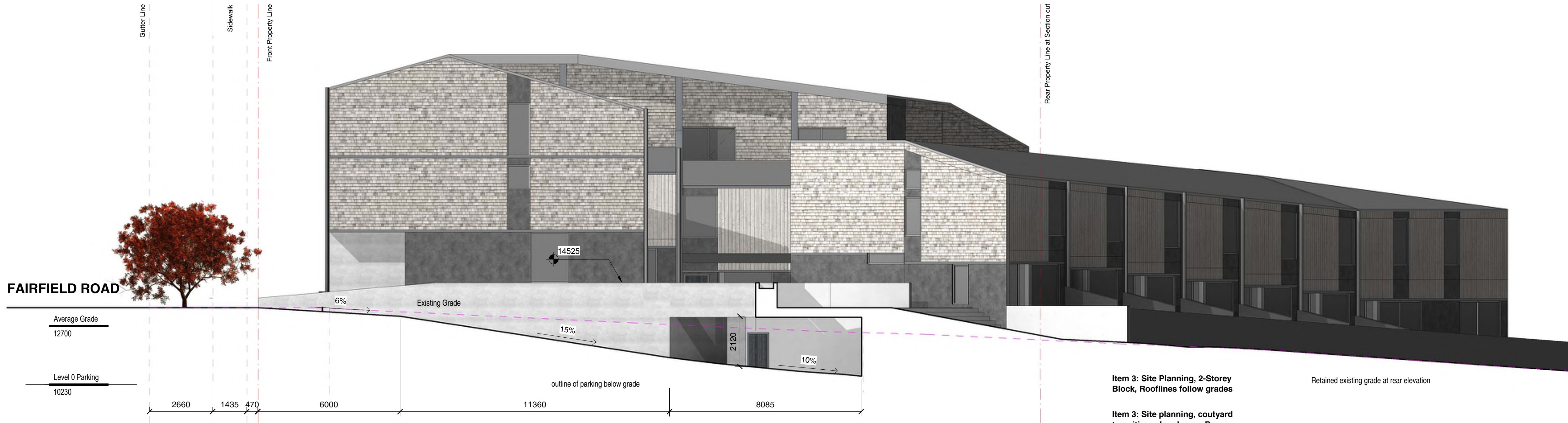


1 East-West Section
1 : 100



2 Site Section 1
1 : 100

LEGEND	
Existing Grade	



Item 3: Site Planning, 2-Storey
Block, Rooflines follow grades

Item 3: Site planning, courtyard
transition + Landscape Berm

Item 15: Enclosed Parking

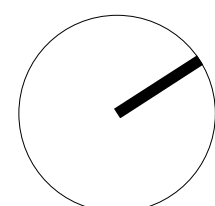
1 Parking Ramp Section
1 : 100

REVISIONS		
NO	DESCRIPTION	DATE
1	Issued for Rezoning	29/09/2017
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1712 Fairfield Road Multi-Family Development

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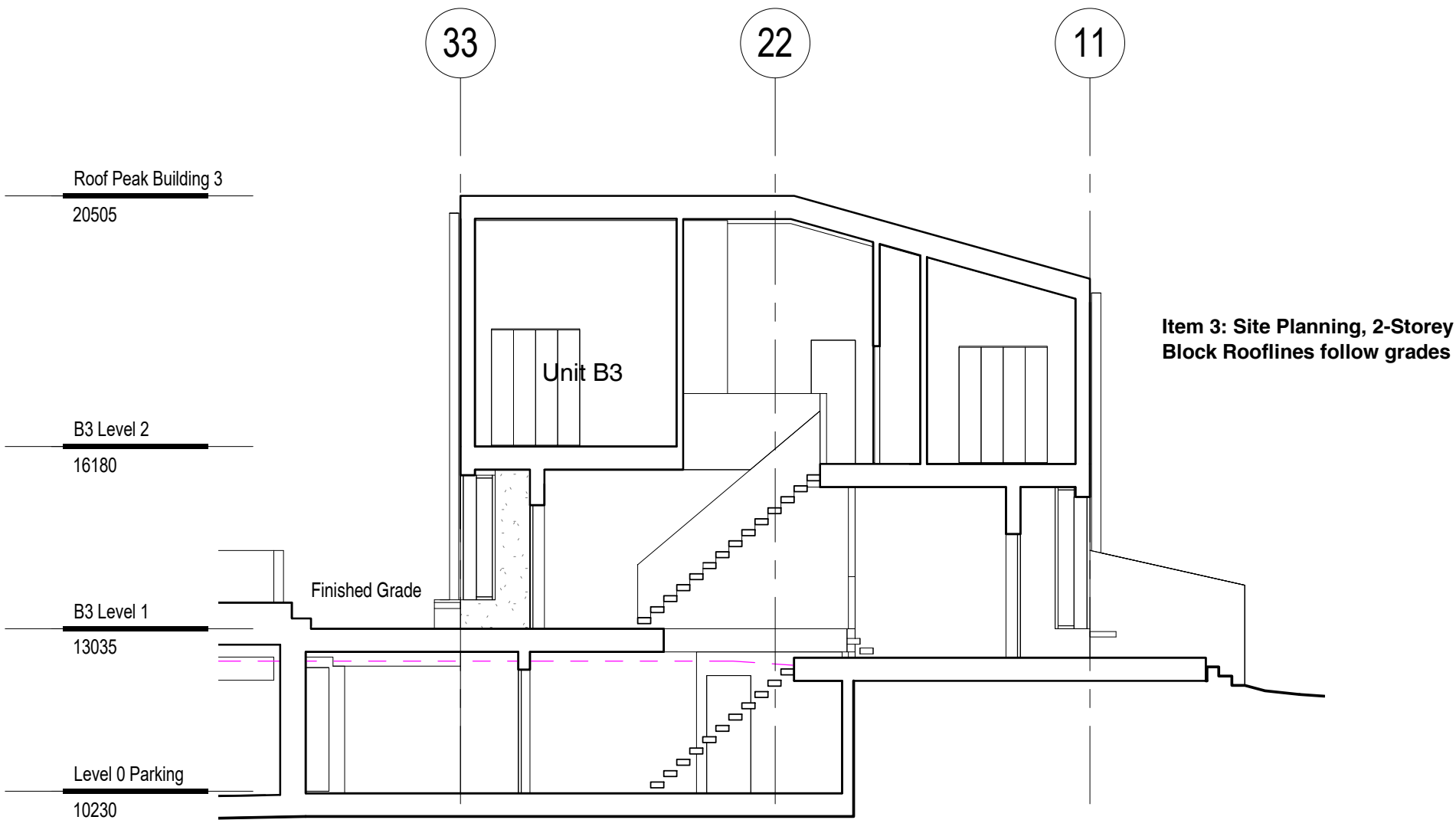
Site Section	
DATE	18/05/2018
DRAWN BY	MH
CHECKED BY	AS
SCALE	1 : 100
JOB NUMBER	1707



PLOT INFO.
PLOT STAMP LOCATION

LEGEND

Existing Grade



1 B3 Section Typ.
1 : 100

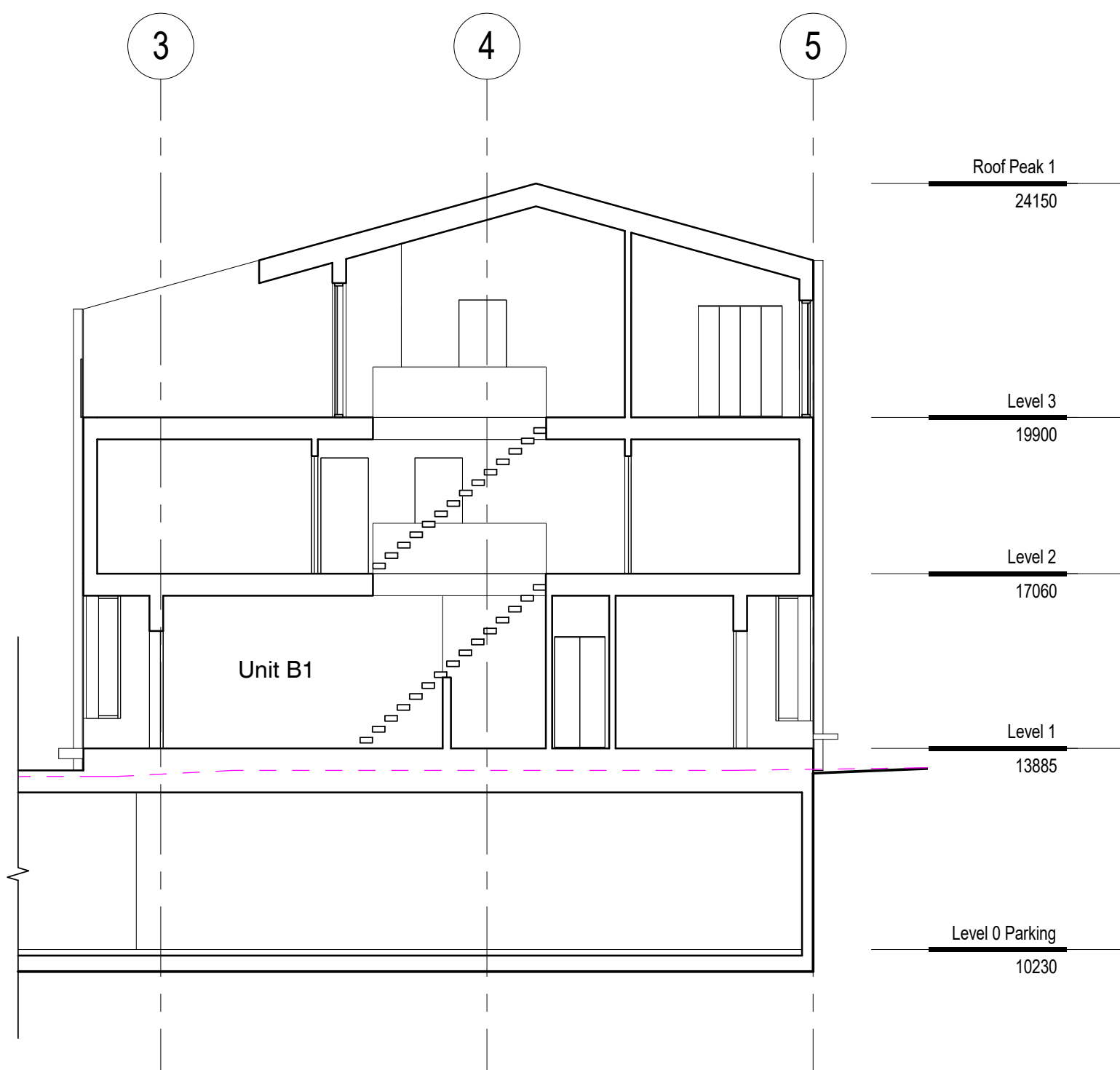
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**1712 Fairfield Road
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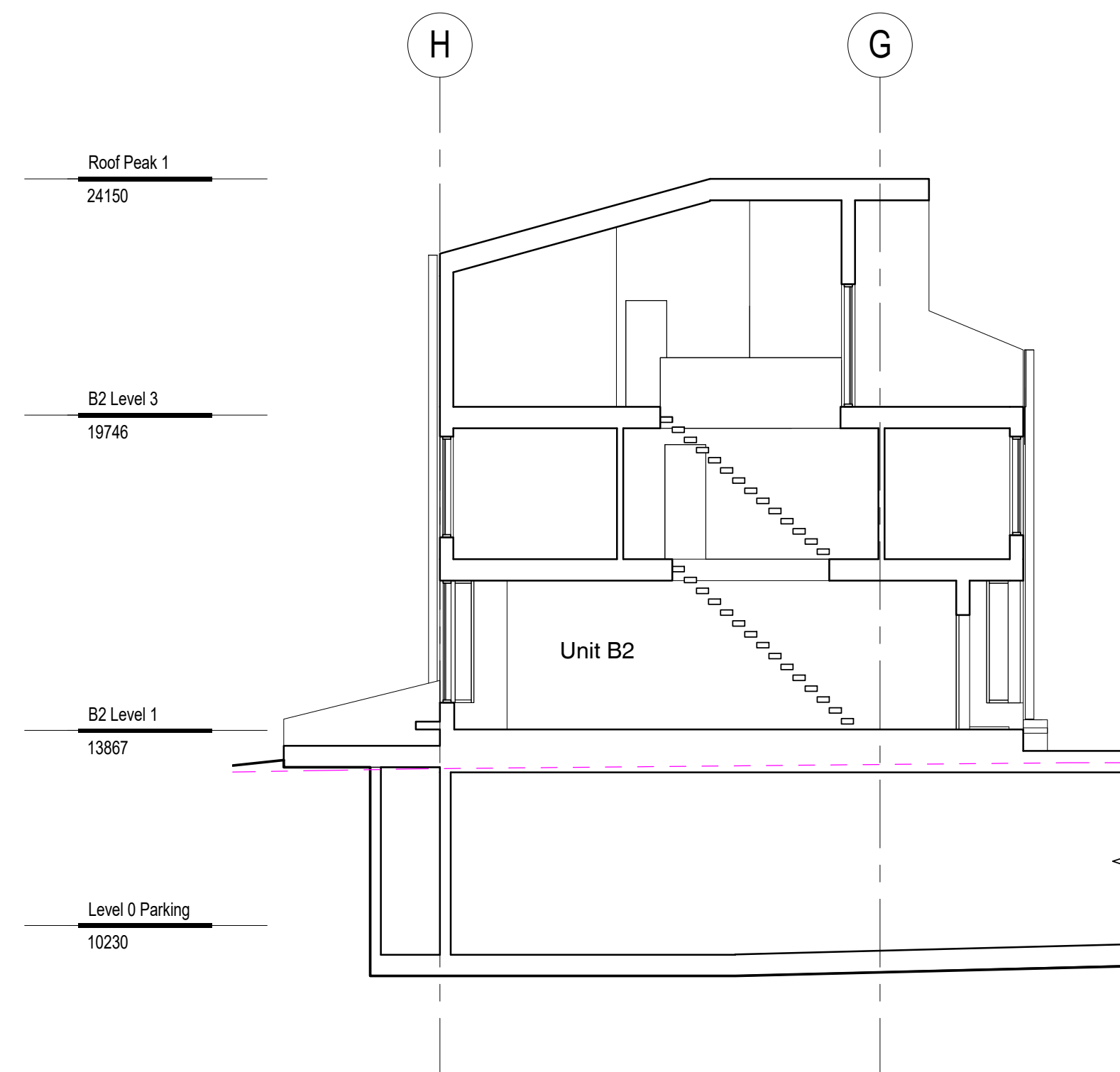
Sections	
DATE	18/05/2018
DRAWN BY	MH
CHECKED BY	AS
SCALE	1 : 100
JOB NUMBER	1707

PLOT INFO.
PLOT STAMP LOCATION

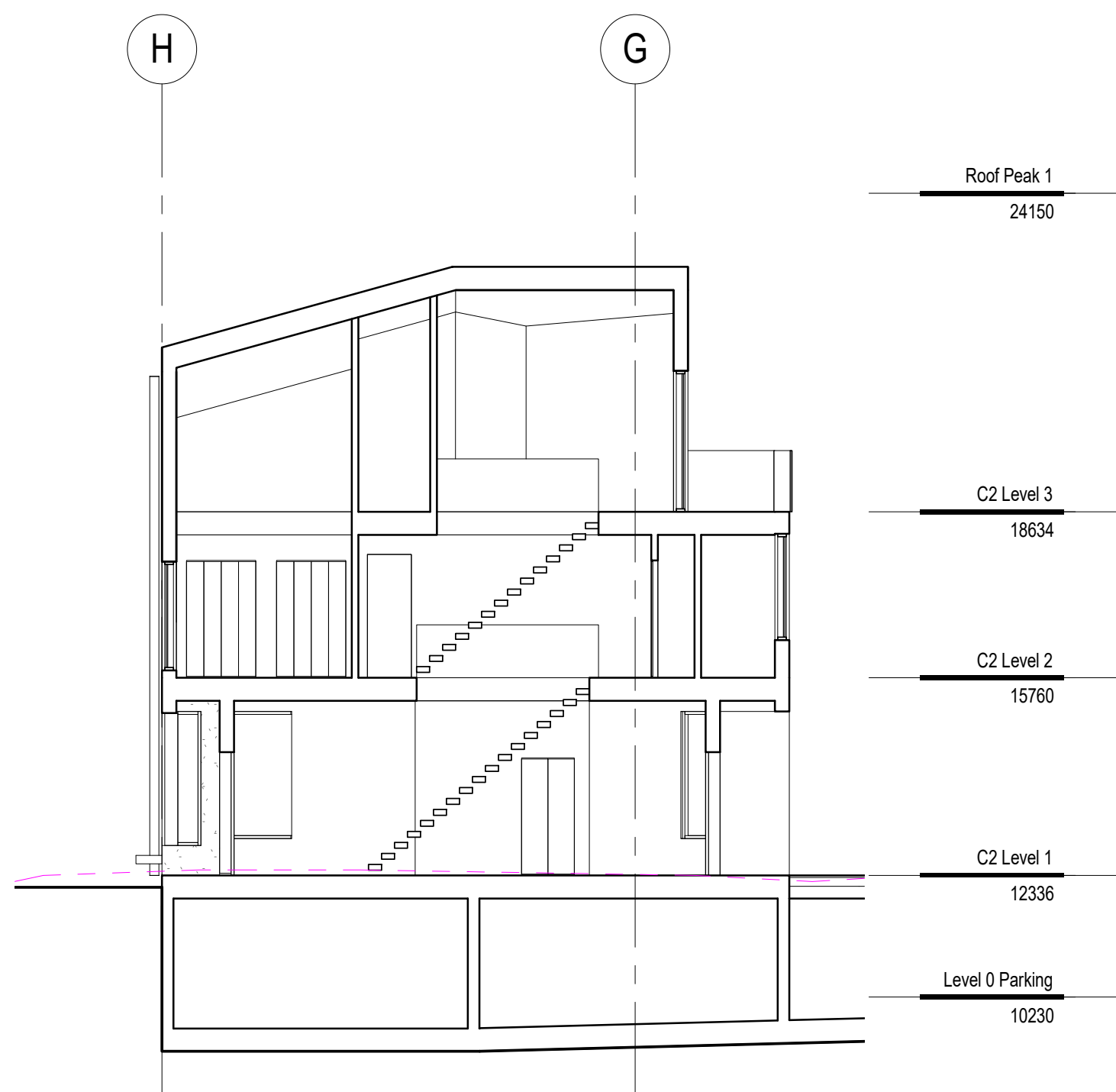
LEGEND	
Existing Grade	---



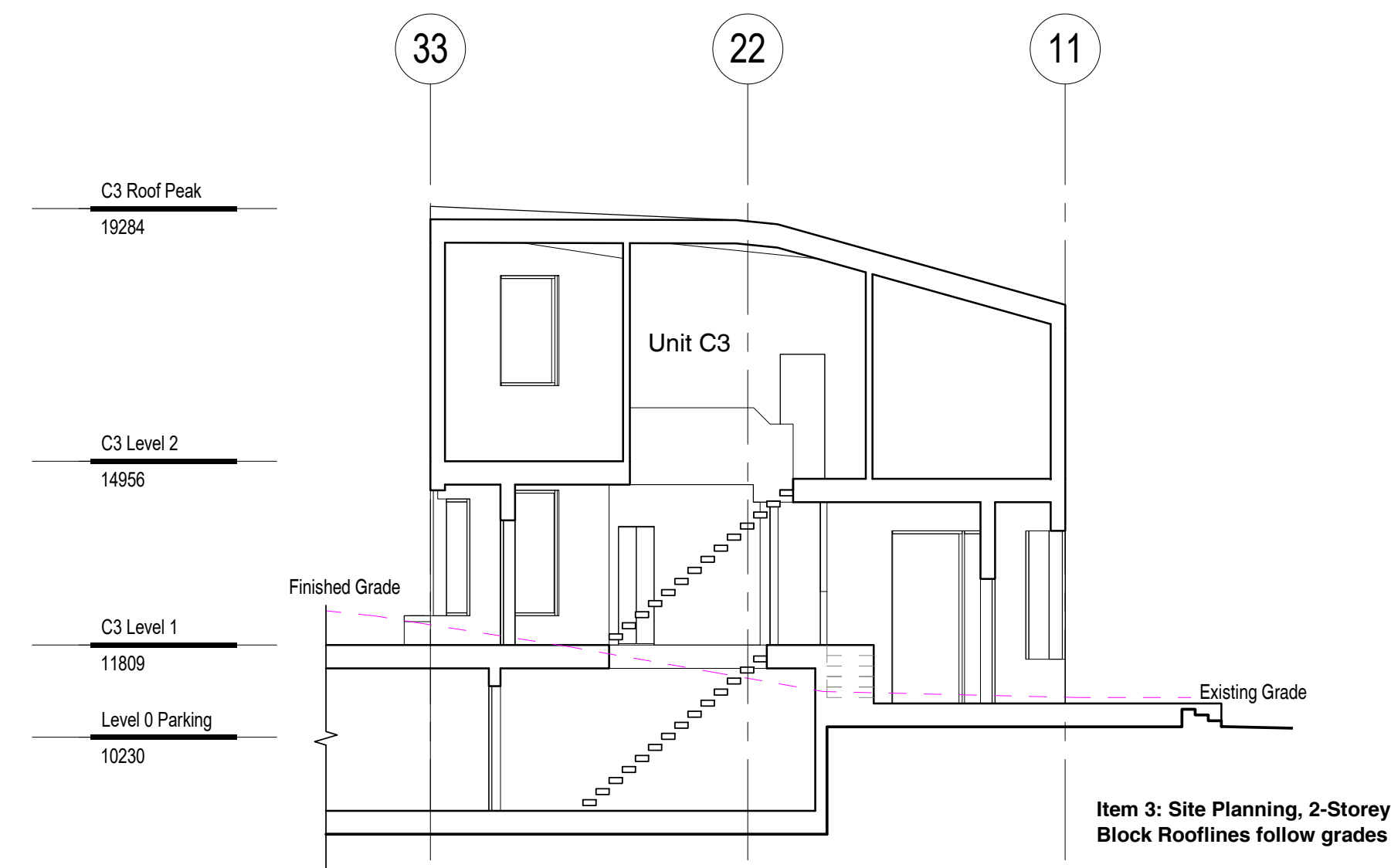
1 B1 Section 1
1 : 100



2 B2 Section 1
1 : 100



3 C2 Section 1
1 : 100



4 C3 Section 1
1 : 100

REVISIONS		
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1	Issued for Rezoning	29/09/2017
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Sections	
DATE	18/05/2018
DRAWN BY	MH
CHECKED BY	AS
SCALE	1 : 100
JOB NUMBER	1707

MATERIALS LEGEND	
E1	CEDAR CLADDING, WHITE WASH FINISH
E2	METAL FLASHING
E3	STANDING SEAM SLOPED METAL ROOF
E4	ROCK DASH STUCCO
E5	CEDAR SHINGLE
E6	CEDAR BOARD, DARK STAIN FINISH
E7	BOARD FORM CONCRETE, CAST IN-SITU
E8	ALUMINUM FRAME, DOUBLE GLAZED WINDOW / DOOR
E9	ALUMINUM RAINWATER LEADER
E10	CEDAR FENCE
E11	GLASS GUARD WITH SATIN ETCH GLASS

LEGEND	
Existing Grade	---

REVISIONS		
NO	DESCRIPTION	DATE
1	Issued for Rezoning	29/09/2017
2	Issued for Rezone Revisions	31/01/2018
3	Issued for Rezone Revisions	25/04/2018

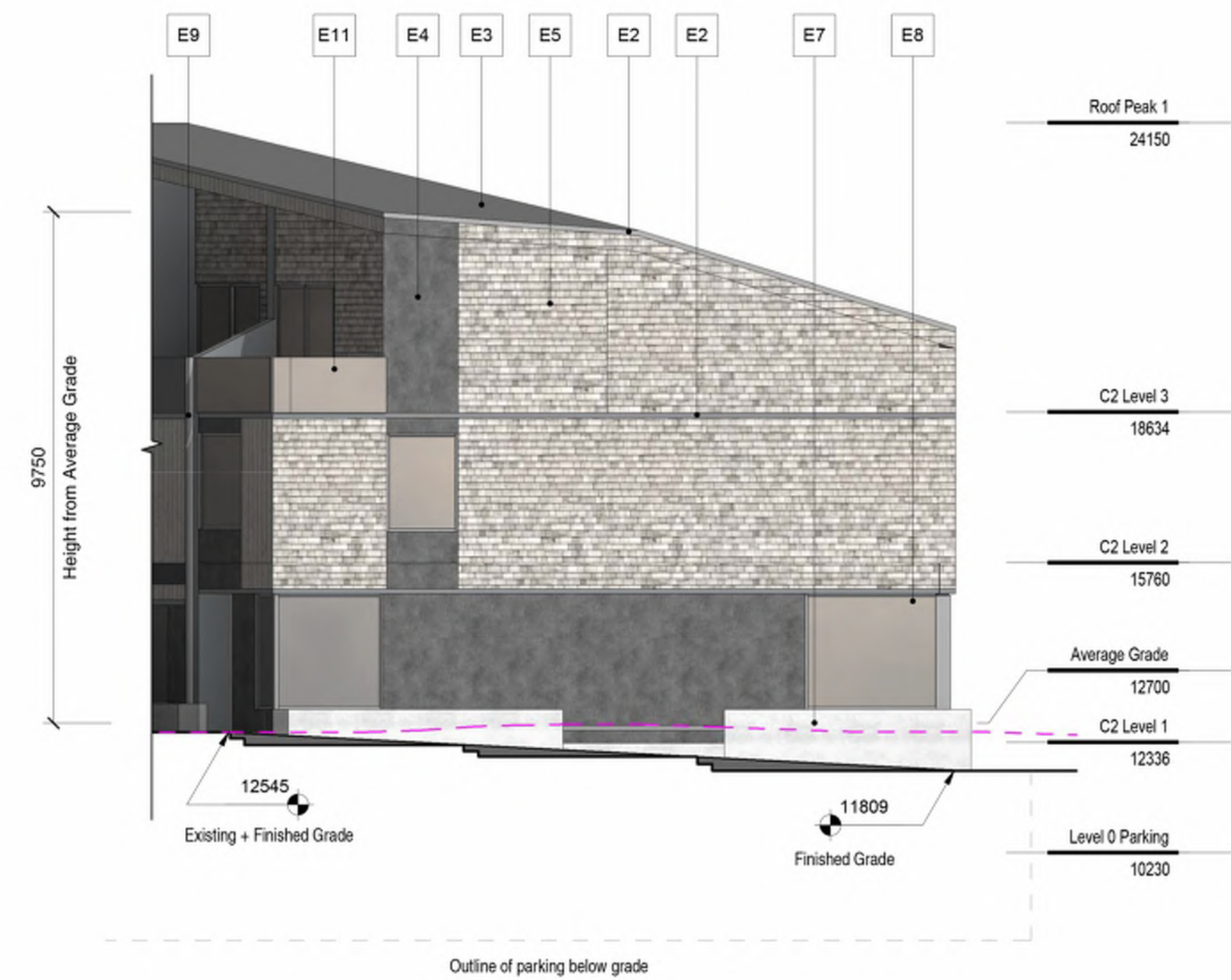
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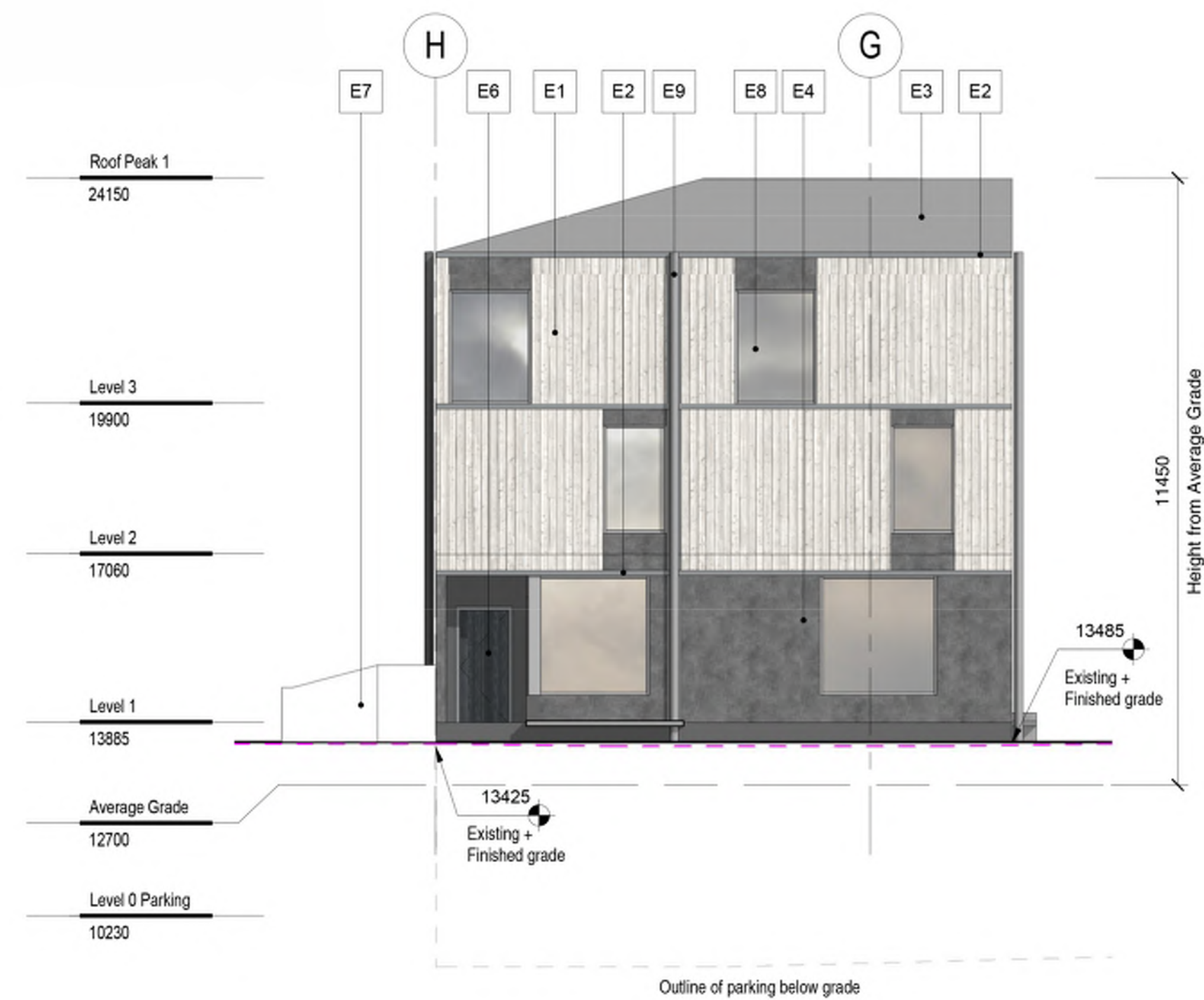
Elevations	
DATE	25/04/2018
DRAWN BY	MH
CHECKED BY	AS
SCALE	1 : 100
JOB NUMBER	1707



1 Block 2 - East
1 : 100



2 Block 2 - North
1 : 100



3 Block 2 - South
1 : 100



4 Block 2 - West
1 : 100

PLOT INFO.
PLOT STAMP LOCATION

MATERIALS LEGEND	
E1	CEDAR CLADDING, WHITE WASH FINISH
E2	METAL FLASHING
E3	STANDING SEAM SLOPED METAL ROOF
E4	ROCK DASH STUCCO
E5	CEDAR SHINGLE
E6	CEDAR BOARD, DARK STAIN FINISH
E7	BOARD FORM CONCRETE, CAST IN-SITU
E8	ALUMINUM FRAME, DOUBLE GLAZED WINDOW / DOOR
E9	ALUMINUM RAINWATER LEADER
E10	CEDAR FENCE
E11	GLASS GUARD WITH SATIN ETCH GLASS

LEGEND	
Existing Grade	---

REVISIONS		
NO	DESCRIPTION	DATE
1	Issued for Rezoning	29/09/2017
2	Issued for Rezone Revisions	31/01/2018
3	Issued for Rezone Revisions	25/04/2018

**1712 Fairfield Road
Multi-Family
Development**
Issued for Rezone Revisions

Elevations	
DATE	25/04/2018
DRAWN BY	MH
CHECKED BY	AS
SCALE	1 : 100
JOB NUMBER	1707



1 Block 3 - East
1 : 100

2 Block 3 - North
1 : 100



3 Block 3 - South
1 : 100

4 Block 3 - West
1 : 100

MATERIALS LEGEND	
E1	CEDAR CLADDING, WHITE WASH FINISH
E2	METAL FLASHING
E3	STANDING SEAM SLOPED METAL ROOF
E4	ROCK DASH STUCCO
E5	CEDAR SHINGLE
E6	CEDAR BOARD, DARK STAIN FINISH
E7	BOARD FORM CONCRETE, CAST IN-SITU
E8	ALUMINUM FRAME, DOUBLE GLAZED WINDOW / DOOR
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LEGEND	
Existing Grade	-----

REVISIONS		
NO	DESCRIPTION	DATE
1	Issued for Rezoning	29/09/2017
2	Issued for Rezone Revisions	31/01/2018
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1712 Fairfield Road Multi-Family Development

Issued for Rezone Revisions

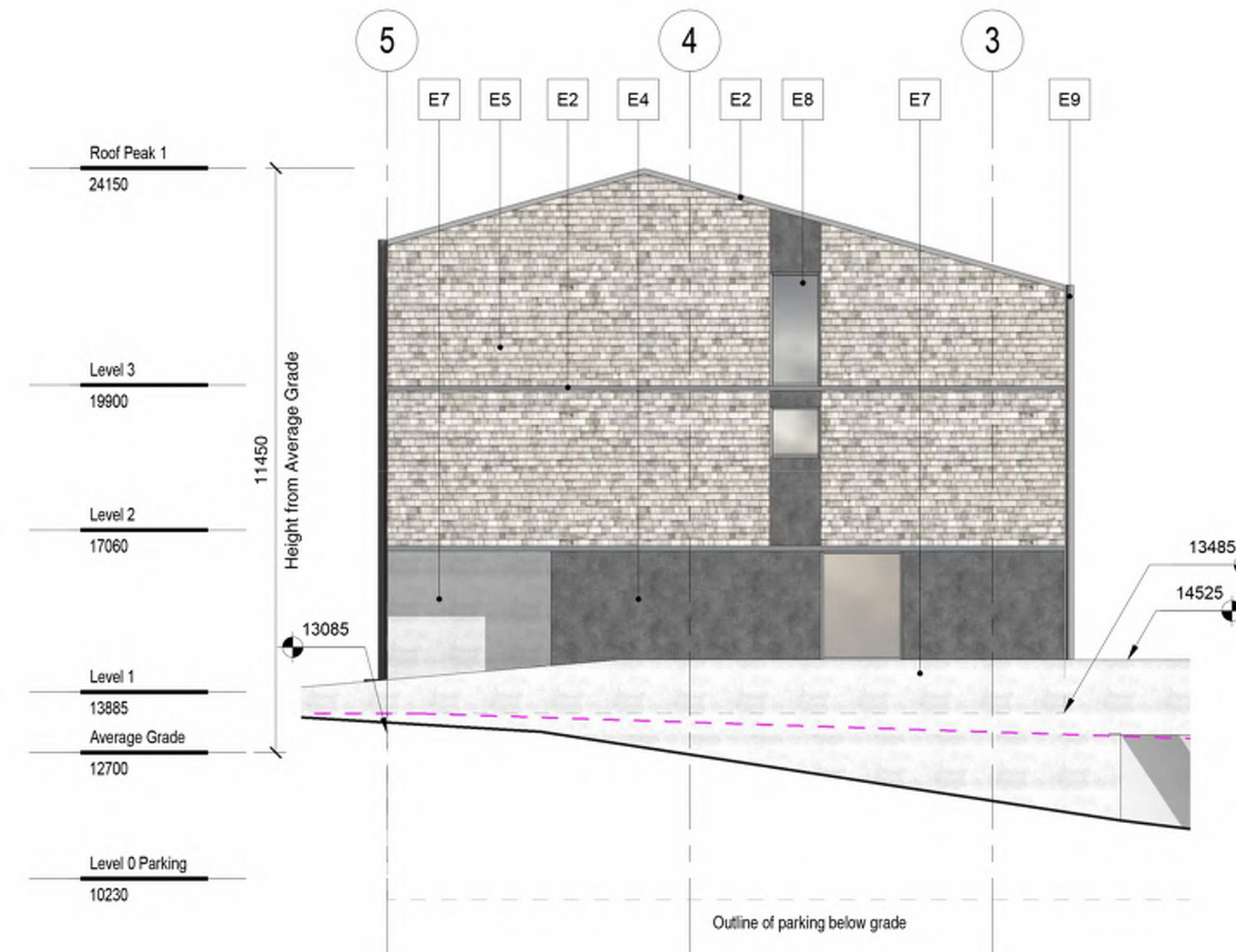
Elevations

DATE	25/04/2018
DRAWN BY	MH
CHECKED BY	AS
SCALE	1 : 100
JOB NUMBER	1707

A403



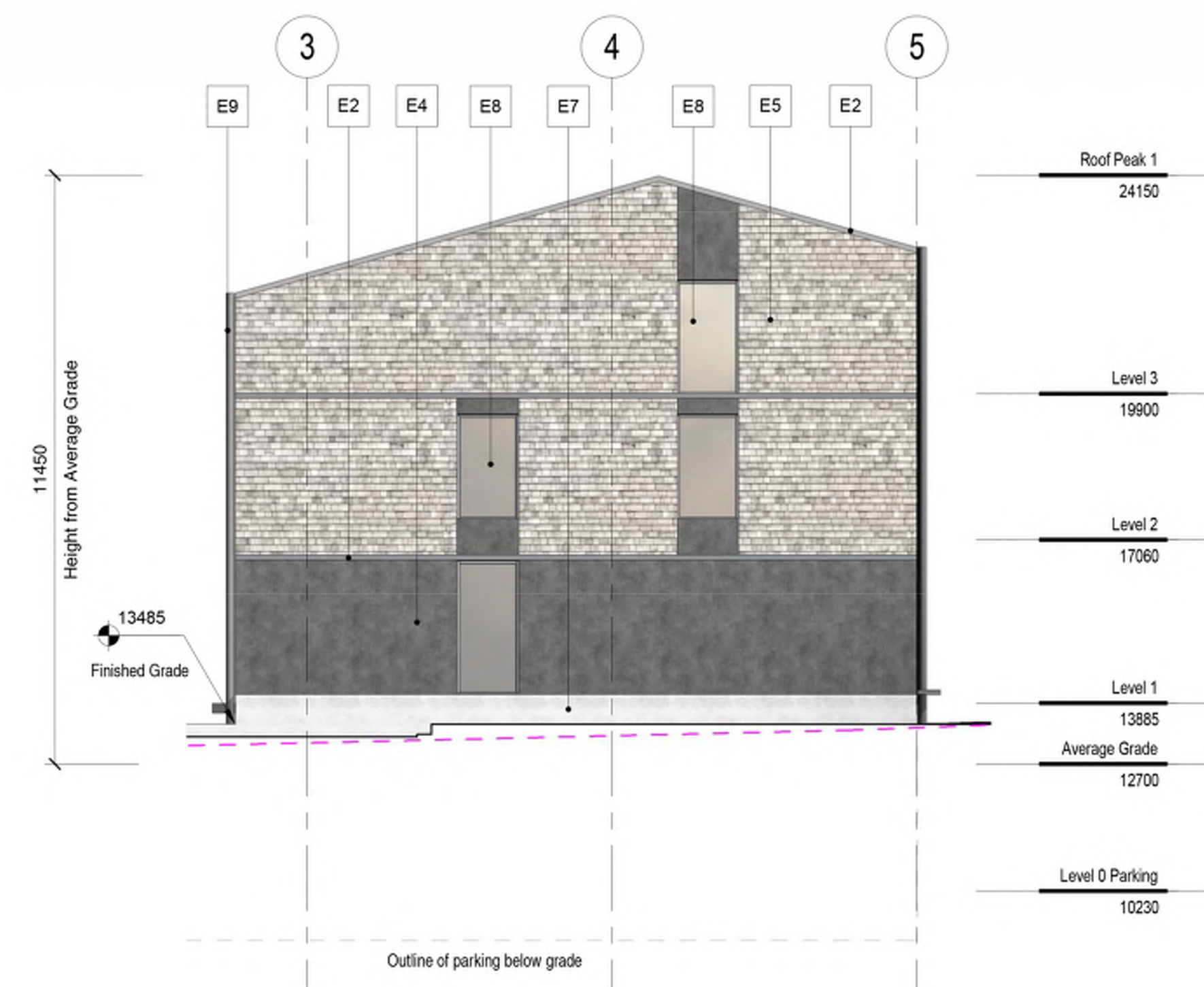
1 Block 1 - North
1 : 100



2 Block 1 - East
1 : 100



3 Block 1 - South
1 : 100



4 Block 1 - West
1 : 100

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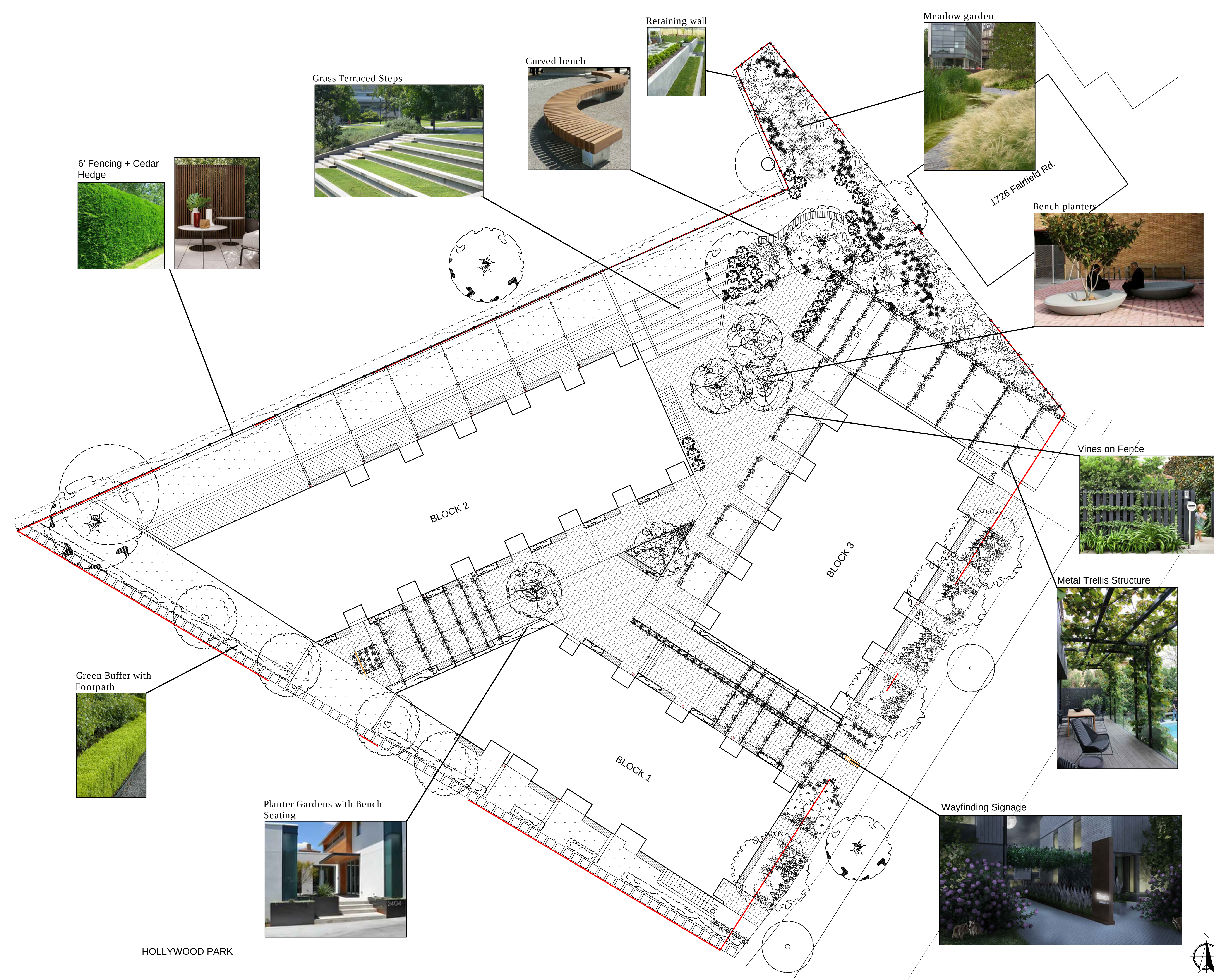
Issued for Rezoning 09-29-17

Issued for Application Review Summary
01-30-18

Scale 1:150

L1 Site Plan

DATE:
May, 2018



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Scale 1:150

L2 Tree Preservation
& Removal

DATE:
May, 2018

NT 04	Leyland Cypress (hedge)	<i>Cupressus × leylandii</i>	23-	6	2.5	Good	Fair	Fair	Hedge	Retain	Neighbour's
NT 05	Leyland Cypress (hedge)	<i>Cupressus × leylandii</i>	20, 20-	6	3.0	Good	Fair	Fair	Hedge	Retain	Neighbour's
NT 06	Leyland Cypress (hedge)	<i>Cupressus × leylandii</i>	20-	6	2.0	Good	Fair	Fair	Hedge	Retain	Neighbour's
NT 07	Leyland Cypress (hedge)	<i>Cupressus × leylandii</i>	20-	6	2.0	Good	Fair	Fair	Hedge	Retain	Neighbour's
NT 08	Leyland Cypress (hedge)	<i>Cupressus × leylandii</i>	15-	6	2.0	Good	Fair	Fair	Hedge	Retain	Neighbour's
NT 09	Leyland Cypress (hedge)	<i>Cupressus × leylandii</i>	15-	3	2.0	Good	Poor	Poor	Topped, hedge	Retain	Neighbour's
NT 10	Leyland Cypress (hedge)	<i>Cupressus × leylandii</i>	20-	3	2.0	Good	Poor	Poor	Topped, hedge	Retain	Neighbour's
NT 11	Leyland Cypress (hedge)	<i>Cupressus × leylandii</i>	20 -	3	2.0	Good	Poor	Poor	Topped, hedge	Retain	Neighbour's

NT 12	Willow-leaved Cotoneaster	<i>Cotoneaster salicifolius</i>	12, 8-	5	2.0	Moderate	Good	Fair/poor	Neighbour's, base at fence and leaning away (most of canopy on neighbour's side)	Retain	Neighbour's
NT 13	Laurel hedge	<i>Laurus nobilis</i>		2	2.0	Good	Good		Neighbour's	Retain	Neighbour's
NT 14	Holly hedge	<i>Ilex aquifolium</i>		2	2.0	Good	Good		Neighbour's	Retain	Neighbour's

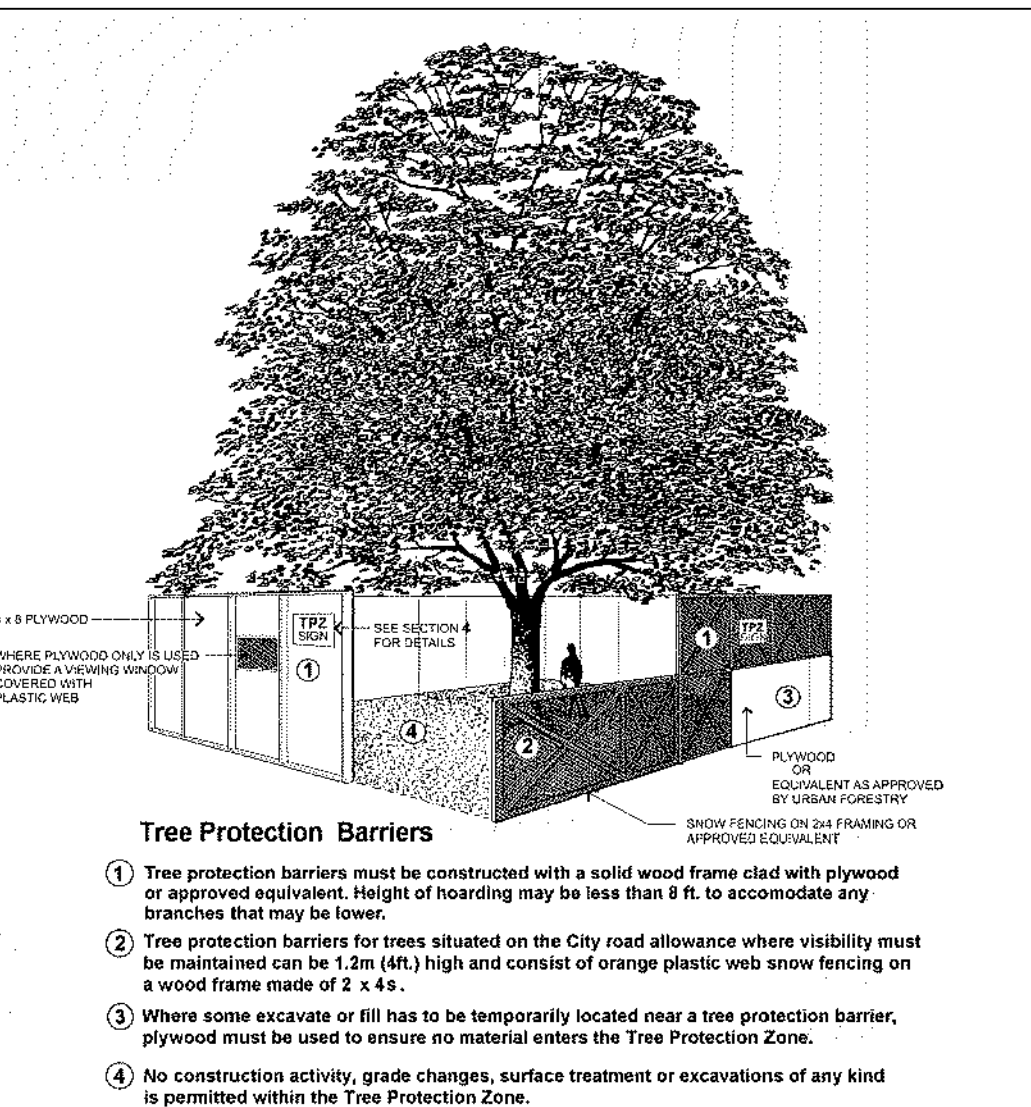
NT 01	Hawthorn	<i>Crataegus</i>	20, 20-	5	2.5	Moderate	Fair	Fair	Municipally owned on bordered	Retain	Municipal tree
NT 02	Hawthorn	<i>Crataegus</i>	20, 20-	5	2.5	Moderate	Fair	Fair	Municipally owned on bordered	Retain	Municipal tree
NT 22	Hawthorn	<i>Crataegus</i>	20, 20-	5	2.5	Moderate	Fair	Fair	Municipally owned on bordered	Retain	Municipal tree

216	Lambdian Poplar	<i>Populus nigra</i>	88	8	10.5	Moderate	Fair	Poor	Colonized at 1.5m AGL, with included bark. Numerous codominant unions with reaction wood. Tree growing into fence. Surface rooted towards corner 1-2m.	Retain	Yes
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NT 15	Hamamelis	<i>Hamamelis</i>	10	6	1.0	Fair	Poor	Good	Detached to ground over 1m fence	Retain	Neighbour's
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NT 23	Ponderosa Pine	<i>Pinus ponderosa</i>	61, 56	12	11.5	Moderate	Fair/poor	Fair	Municipal park tree. 5m from fence. Codominant unions at base with two cable fences in canopy. Sparse canopy, health stress.	Retain	Municipal tree
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Tree Protection Barrier Detail

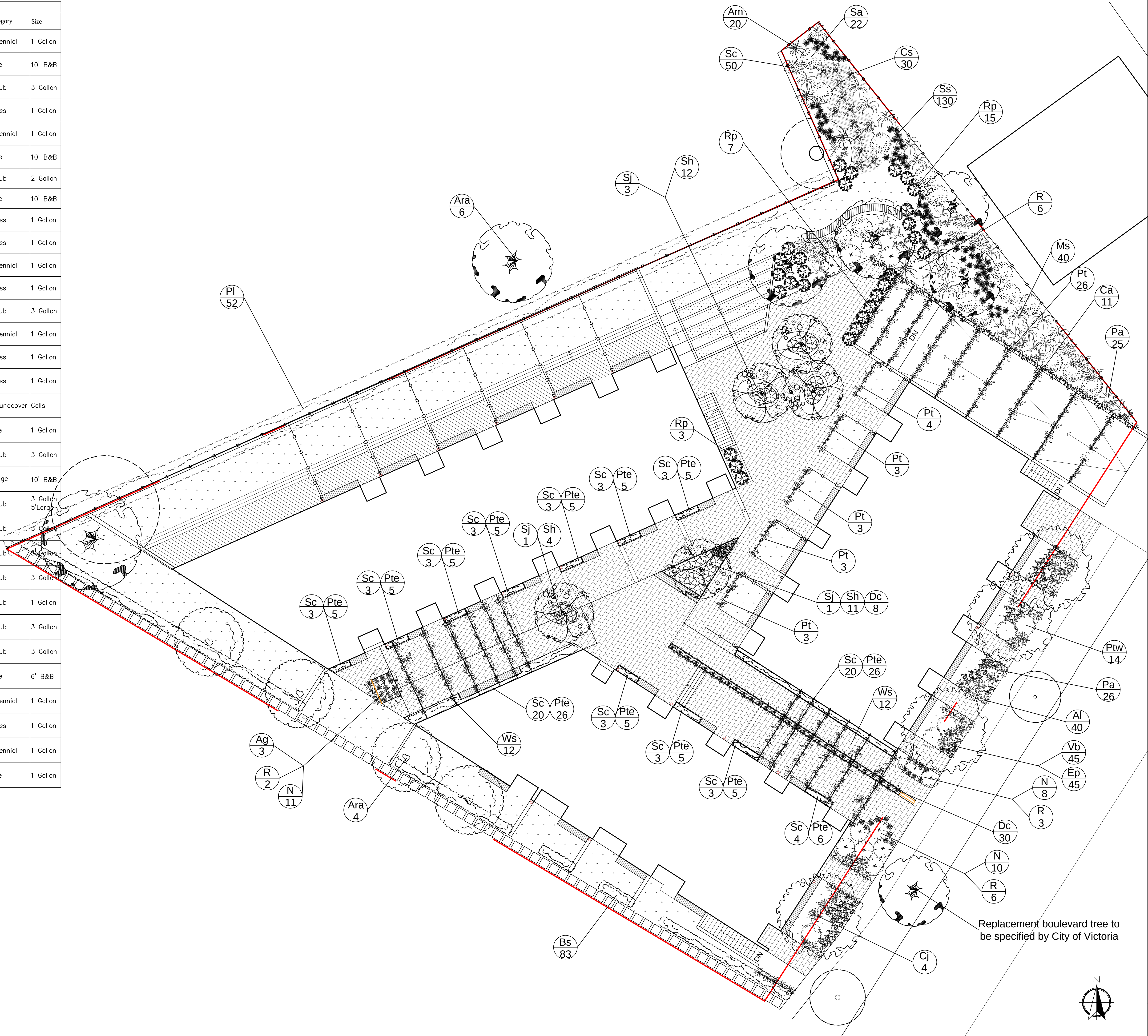


NT 16	Pyramidal Cedar hedge	<i>Thuja pyramidalis</i>				Poor	Fair	Fair	In park, along fence	TBD	Municipal
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Tree ID	Common Name	Latin Name	DBH (cm) over 100	Crown Spread (m)	CRZ (m)	Relative Tolerance	Health	Structure	Remarks and Recommendations	Retention status X=Removal	Bylaw Protected
215	Linden	<i>Tilia spp</i>	99	9	10.0	Good	Fair	Poor	Main stems topped at 4m where diameter is 50cm. Canopy is made up of mostly large and extended sprouts. Codominant at 2m with included bark. Retention not	X	Yes

- To be removed
- Remain with Tree Protection Barrier
- Bylaw protected/Municipal
- Bylaw protected to be removed
- Replacement Tree

PLANT LIST					
ID	Quantity	Latin Name	Common Name	Category	Size
Am	20	Acanthus mollis	Bear's Breeches	Perennial	1 Gallon
Ara	10	Acer rubrum 'Autumn Blaze'	Acer Autumn Blaze	Tree	10' B&B
A	6	Azalea 'Hino'	Hino azalea	Shrub	3 Gallon
Ag	12	Andropogon gerargii 'Blackhawk'	Blackhaeks Big Bluestem	Grass	1 Gallon
Al	40	Artemisia ludoviciana 'Silver King'	Silver Wormwood	Perennial	1 Gallon
Ar	4	Acer rubrum	Red Maple	Tree	10' B&B
Bs	83	Buxus sempervirens 'Suffruticosa'	Dwarf English Boxwood	Shrub	2 Gallon
Cj	4	Cercidiphyllum japonicum	Katsura	Tree	10' B&B
Cs	30	Carex scoparia	Broom Sedge	Grass	1 Gallon
Dc	38	Deschampsia cespitosa	Tufted Hair Grass	Grass	1 Gallon
Ep	45	Echinacea purpurea 'White Swan'	White Echinacea	Perennial	1 Gallon
H	20	Hakonechloa macro	Hakone grass	Grass	1 Gallon
Lr	35	Lophomyrtus x ralphii 'Black Pearl'	New Zealand myrtle	Shrub	3 Gallon
N	30	Nepeta	Catmint	Perennial	1 Gallon
Ms	40	Miscanthus sinensis	Maiden Grass	Grass	1 Gallon
Pa	26	Pennisetum alopecuroides 'Hameln'	Dwarf Fountain Grass	Grass	1 Gallon
Pte	180	Pachysandra terminalis	Pachysandra	Groundcover	Cells
Pt	39	Parthenocissus tricuspidata	Boston Ivy	Vine	1 Gallon
Ptw	14	Pittosporum tenuifolium 'Wrinkle Blue'	Wrinkle Blue Kohuhu	Shrub	3 Gallon
Pl	52	Prunus lusitanica	Portugal laurel	Hedge	10' B&B
R	17	Rhododendron	Rhododendron	Shrub	3 Gallon 5' Large
Rd	12	Rhododendron 'Dora amateis'	Dora Amateis Rhododendron	Shrub	3 Gallon
Re	37	Rhododendron 'Egret'	Egret Rhododendron	Shrub	3 Gallon
Rp	25	Rhododendron 'Purple Gem'	Purple Gem Rhododendron	Shrub	3 Gallon
Sa	22	Salix artica	Arctic Willow	Shrub	1 Gallon
Sc	160	Sarcococca confusa	Sweet box	Shrub	3 Gallon
Sh	35	Sarcococca hookeriana var. humilis	Sweet box	Shrub	3 Gallon
Sj	5	Styrax japonicus	Japanese Snowbell	Tree	6' B&B
Sc	40	Senecio cinerario	Senecio grey	Perennial	1 Gallon
Ss	130	Schizachyrium scoparium 'Prairie Blues'	Bluestem Prairie Grass	Grass	1 Gallon
Vb	45	Verbena bonariensis	Tall Verbena	Perennial	1 Gallon
Ws	24	Wisteria sinensis	Wisteria	Vine	1 Gallon





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Issued for Application Review
Summary 01-30-18

Scale 1:125

L3 Planting Plan

DATE:
May, 2018

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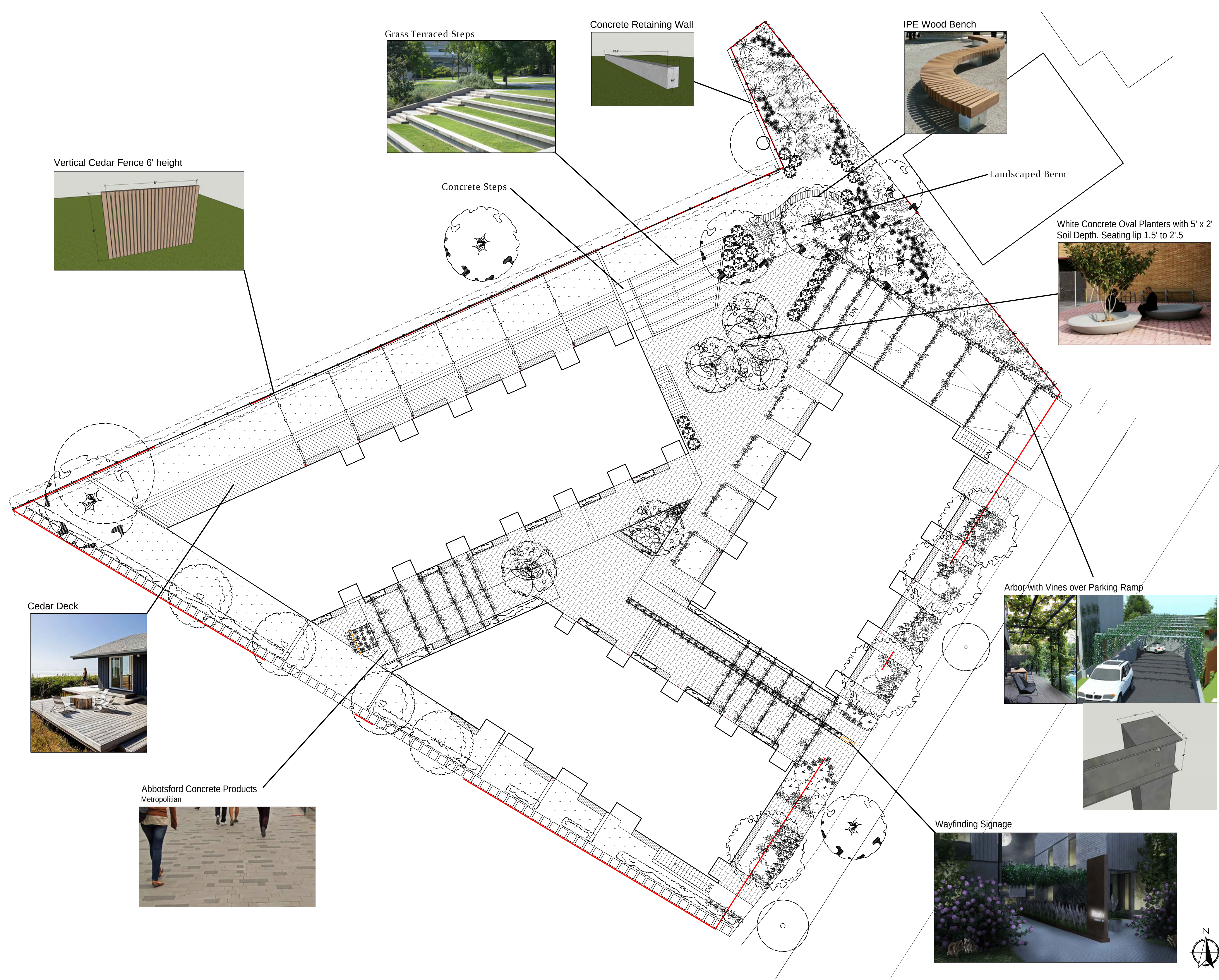
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L4 Surface Treatment
& Fence &
Retaining Walls

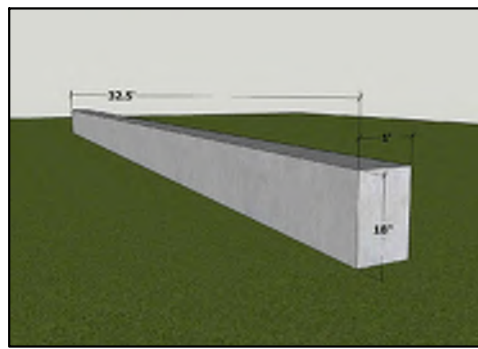
DATE:
May, 2018



Grass Terraced Steps



Concrete Retaining Wall



IPE Wood Bench

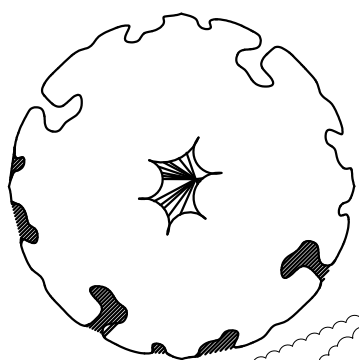


Landscaped Berm

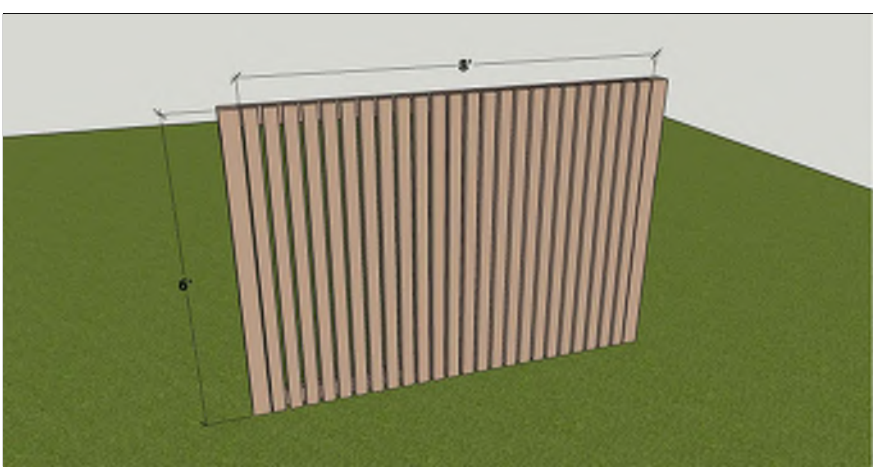
White Concrete Oval Planters with 5' x 2'
Soil Depth. Seating lip 1.5' to 2'.5



Concrete Steps



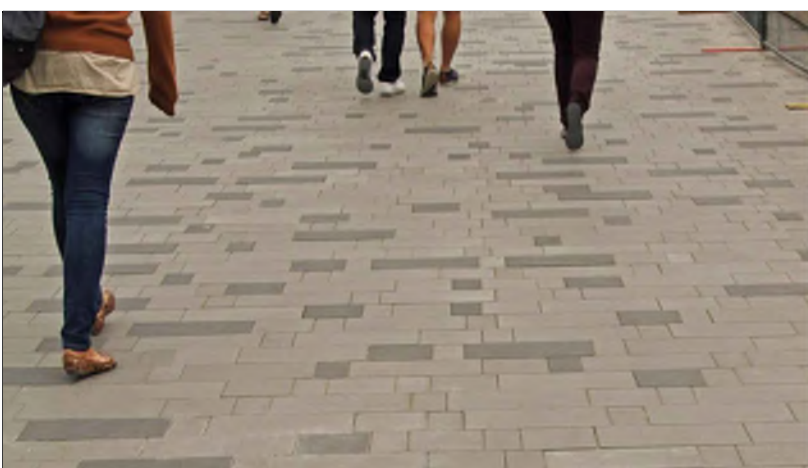
Vertical Cedar Fence 6' height



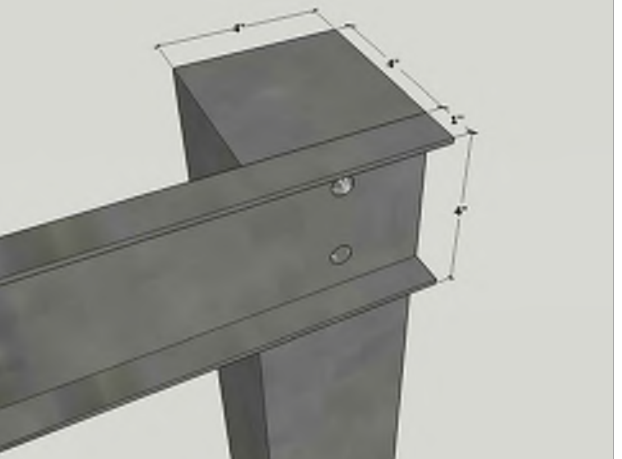
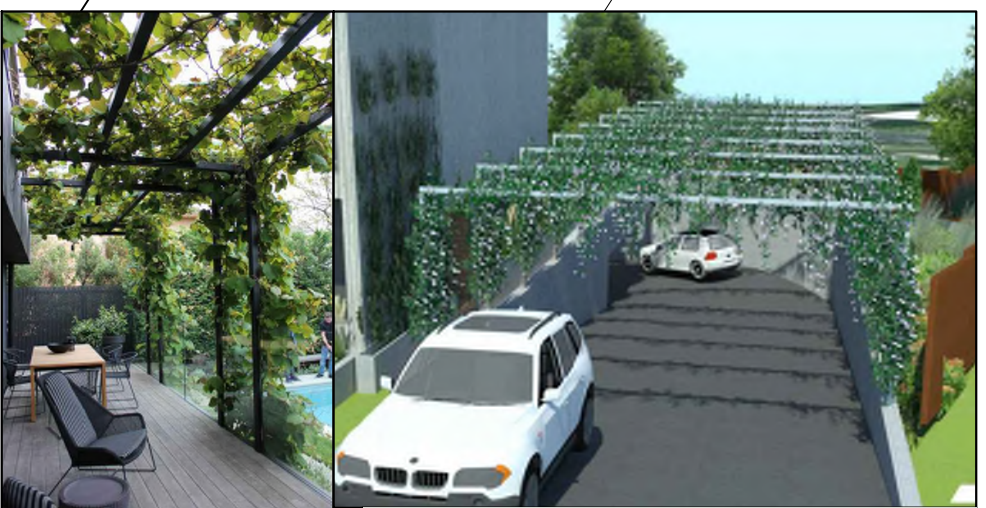
Cedar Deck



Abbotsford Concrete Products
Metropolitan



Arbor with Vines over Parking Ramp



Wayfinding Signage

